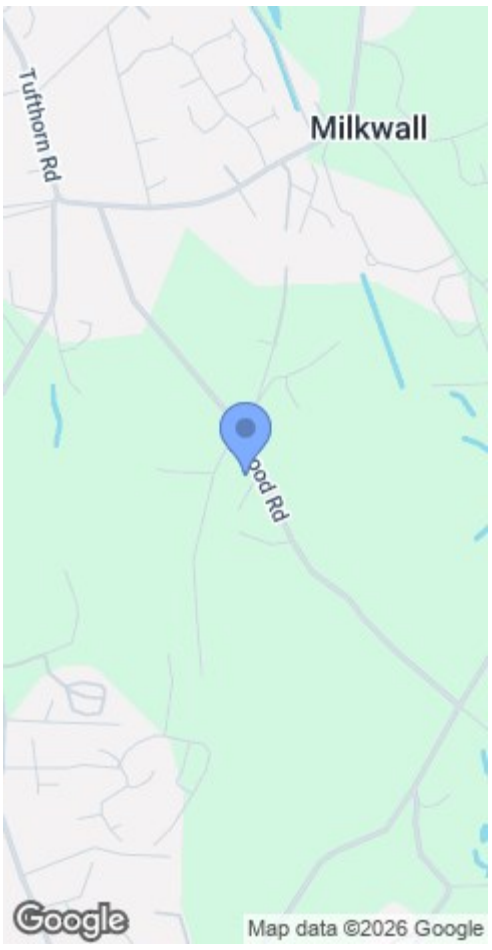
STEVE GOOCH
ESTATE AGENTS | EST 1985

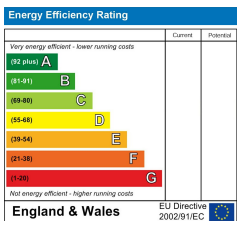
6 St. James Park
Coleford GL16 7LG

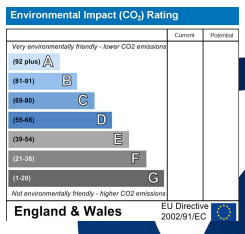




Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£99,950

A TWO-BEDROOM PARK HOME SITUATED IN THE SOUGHT-AFTER AND RARELY AVAILABLE SITE OF ST. JAMES' PARK. THE PROPERTY BENEFITS FROM A SPACIOUS LOUNGE WITH A FEATURE WOOD BURNER, A GOOD-SIZED END PLOT, AND A NEWLY REFURBISHED KITCHEN. ADDITIONALLY, THERE IS AN ALLOCATED PARKING SPACE FOR ONE VEHICLE.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and Football Club.

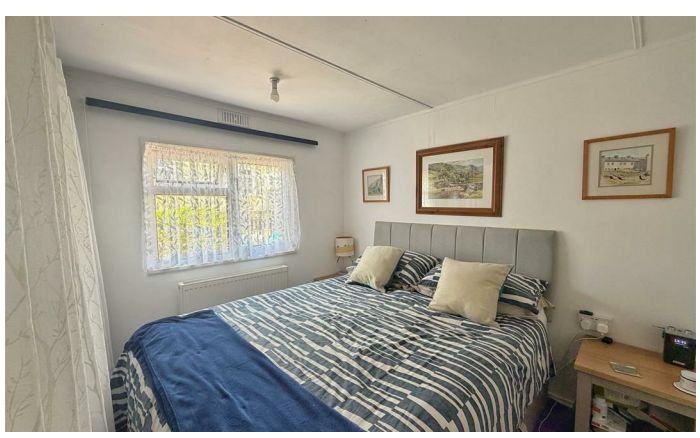
The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.

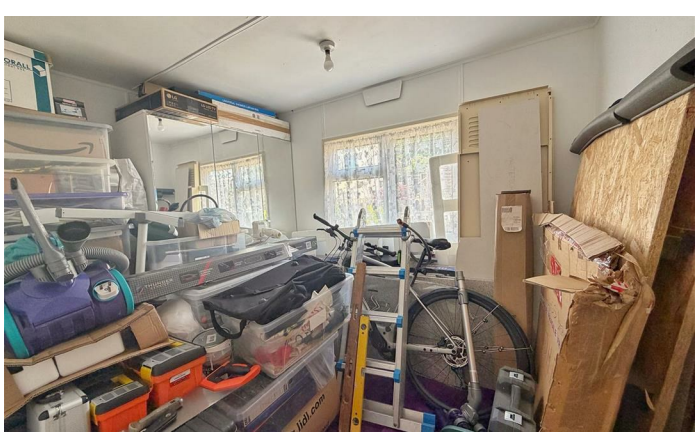














Property is accessed via a partly glazed frosted door into:

LOUNGE
18'11 x 11'00 (5.77m x 3.35m)
Two front aspect double glazed upvc windows, side aspect double glazed upvc window, wood burner with feature fireplace surround, fireproof boarding wall, power points, tv points, door giving access into:

DINING ROOM
9'10 x 7'04 (3.00m x 2.24m)
Side aspect double glazed upvc window, sliding door which gives access into Worcester combination boiler, power points, door giving access into:

KITCHEN
9'02 x 10'04 (2.79m x 3.15m)
Side aspect double glazed upvc window, side aspect frosted door which gives out to the side garden, a range of wall, drawer and base mounted units, built in oven, stainless steel drainer unit with mixer tap over, space for washing machine, space for fridge/ freezer, power points, induction hob with extractor fan overhead.

INNER HALLWAY
Door giving access into:

BATHROOM
6'05 x 5'05 (1.96m x 1.65m)
Side aspect double glazed upvc frosted window, panelled bath with electric shower over, close coupled w.c, sink with tap over, radiator, shaver point.

BEDROOM ONE
9'08 x 9'02 (2.95m x 2.79m)
Rear aspect double glazed upvc window, radiator, power points.

BEDROOM TWO
7'00 x 9'05 (2.13m x 2.87m)
Rear aspect double glazed upvc window, radiator, power points.

OUTSIDE
Wrap around garden, floral boarder, side access down both sides of the property which leads to the rear garden, storage sheds.

The rear garden is terraced and is easily maintainable with a pebbled area and a small patio area, LPG gas tank.

One allocated parking space via the car park.

SERVICES
Mains Water, Electricity, Drainage, LPG.

AGENTS NOTE
Ground rent £200pcm. Over 55's Park Home.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - rates to be advised.

LOCAL AUTHORITY
Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Leasehold in perpetuity.

This means the property is held on a lease that has no fixed end date, effectively giving buyers the right to occupy the home indefinitely, much like a freehold. This provides long-term security without the concerns of a typical lease running out or needing renewal, making it a reassuring option for buyers seeking a permanent residence.

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, proceed along here passing the petrol station on the left hand side and on reaching the traffic lights turn left into Tufthorn Avenue. Proceed to the end of the road bearing around to the left and turn right into Ellwood Road, continue along turning right into St James Park where the property can be found via our For Sale board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.